

THE DEVELOPMENT PLAN\*

CENTRAL BUSINESS DISTRICT REHABILITATION PROJECT NUMBER 5

(Mich. R-93)

Prepared by the  
DETROIT CITY PLAN COMMISSION  
for the  
DETROIT HOUSING COMMISSION

\*The terminology used herein complies with Act 344 of the Public Acts of 1945 of the State of Michigan, as amended.

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<u>CODE NUMBER</u>	<u>TITLE</u>
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R 301 (C-1)	Land Use and Development Plan
R 301 (D-1)	Land Acquisition Plan
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1. Project Boundary

Beginning at the intersection of the centerlines of Woodward Avenue, 120 feet wide, and Gratiot Avenue, 60 feet wide, thence northeasterly along the centerline of Gratiot Avenue to the centerline of Farmer Street, 60 feet wide, thence southeasterly along the centerline of Farmer Street to the centerline of Monroe Avenue, 120 feet wide, thence southwesterly along the line of Monroe Avenue to the centerline of Woodward Avenue, thence northerly along the centerline of Woodward Avenue to the point of beginning.

The project boundary is shown on Map R 301 (B).

2. Proposed Renewal Action

The City of Detroit desires to redevelop this blighted area. To accomplish this objective, it is proposed to:

1. Acquire and demolish the present buildings.
2. Redevelop the area with a variety of uses on the site to encourage a more intense use of the Central Business District facilities.
3. Develop the area with facilities that are functionally and visually related to the surrounding area.
4. Provide project improvements which are coordinated and conform to standards of good design to achieve a desirable environment.

The City of Detroit will follow policies to insure the design and construction of all developments in the project contribute to these objectives.

1. Land Use Map

Map R 301 (C-1), the "Land Use and Development Plan", dated November 1963, shows location of street rights of way, utility easements, public uses and other land uses.

Since utilities and utility equipment can place a limitation on the layout of new buildings, the cleared site should be as free as possible of such utilities. The easement for subsurface utilities shown on the "Land Use and Development Plan" is for the use of the Detroit Edison Company steam tunnel. Buildings may be constructed or trees planted within this easement with the approval of the Common Council and the Detroit Edison Company.

2. Land Use Provisions and Building Requirements

a. Permitted Uses

Land uses should be of the types and variety that would encourage active use of the area both during and after regular business hours. Uses which would accomplish this objective include a combination of such business uses as retail merchandise establishments, personal service establishments, financial establishments, offices, parking structures, restaurants, clubs, motels, hotels, theatres and other entertainment establishments, establishments for the sale of liquor by the glass for consumption on the premises, and public parks.

b. Development and Design Objectives

The "Land Use and Development Plan" incorporates the following Development and Design Objectives:

1. Pedestrian traffic through the site should be encouraged by the design of the development.
2. Pedestrian and vehicular traffic should not be in conflict. It is desirable to provide a better connection with the existing retail uses surrounding the site, in order to enhance pedestrian circulation. This may be accomplished through raised pedestrian levels.
3. If provided on site, all off-street parking will be provided in structures either above or below the street level. Access to such facilities must be coordinated with the Central Business District traffic circulation plan and the location of any nearby parking facilities. Such facilities should be located so they do not pre-empt space adjacent to pedestrianways which is more desirable for active business functions. Loading space for delivery trucks should be located off the street right of way.
4. The arrangement of buildings and open space on the site should serve to link functionally and visually the two public squares adjacent to the site--Library Square and the Woodward-Michigan Square. The Open Space Area designated on the "Land Use and Development Plan", is to be equal to the present Campus Martius Square Park. This Open Space Area may have



buildings built upon it if an equal amount of open space accessible to the public is provided elsewhere on the parcel. Any area not covered by buildings or driveways should be landscaped, and all storage should be enclosed within the buildings.

5. It is desirable for new buildings, particularly tall structures, to be so located and to be of appropriate height and bulk, as to increase the sense of enclosure of the open space of adjacent public squares. On the Gratiot and Farmer Street sides of the site, buildings should generally be constructed up to the present building line so that the location and height of new buildings will be consistent with existing development.
6. The arrangement and orientation of the new buildings on the project site should be consistent with the shifting orientation of the axis of the Woodward-Michigan Avenue Square. The present axis is Woodward Avenue.
7. Project improvements, including streets and sidewalks, street furniture, lighting, signs and landscaping should conform to standards of good design, and should be coordinated to facilitate redevelopment, and achieve a high standard of integrated design throughout the development.
8. To achieve a harmonious design and an integrated development, and to accomplish the above objectives, the site should be developed according to a single plan for the entire site.

1. Land Acquisition

- a. Map R 301 (D-1) entitled "Land Acquisition Plan", dated November 1963, identifies all real property to be acquired. All property within the project area will be acquired for clearance and redevelopment.
- b. The area designated "Deferred Acquisition" on Map R 301 (D-1) is not presently to be included in the land sold for redevelopment. The plan, however, permits buildings to be built into this area provided an equal amount of open space is dedicated within the site. Thus, once a redeveloper has been selected, it may be necessary at that time to acquire the "Deferred Acquisition" area and offer it for sale.

2. Redevelopers' Obligations

The land acquired by the City of Detroit will be disposed of subject to an agreement between the City and the redeveloper.

Land disposition and review of redevelopers' plans will consider that:

- a. Land disposition documents will incorporate provisions for achieving all elements of the Development Plan, including the Development and Design Objectives, through:

Fixed price offerings with the Development and Design Objectives as a criteria for selecting the redeveloper; or

Through negotiation where the Objectives are determining factors; or

By other means which will assure the attainment of the Objectives. The disposition documents shall be drawn up with the advice and assistance of the Architectural Consultant, other consultants and the Advisory Committee if appointed.

- b. Disposition documents will spell out in detail the criteria to be met in order to achieve the development and design objectives.
- c. Land disposition documents will also include provisions for insuring initiation and completion of construction within a reasonable period of time after the effective date of contract, as determined by the type of redevelopment to be undertaken.
- d. Land disposition documents shall also include a Specific Declaration of Restrictions to be recorded and binding upon any sale or lease for the purpose of implementing these provisions, requirements, and development and design objectives which apply throughout the project.

R 301 - E --- OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL  
REQUIREMENTS

1. Relocation Plan

Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945 as amended requires that provisions be made for relocation of all families living within the project area. Since there are no families or individuals living within the project area, no relocation plan is necessary.

2. Estimated Cost of Improvements

The estimated costs of public improvements to be made within the project are hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act 344 of the Public Acts of 1945 as amended (Sec Code R -224).

3. Right-of-Way Adjustment Plan

The "Right-of-Way Adjustment Plan", Map R 301 (E-3), dated November 1963, is included in Code R 301 and shows the location of streets and alleys to be retained and vacated.

If previous to the lease, sale or exchange of any real property in the development area, the Common Council of the City of Detroit desires to modify the Development Plan, it shall hold a public hearing thereon, notice of such hearing to be given as provided in state law. If the modification be approved by the Common Council, it shall become a part of the approved Development Plan.

The part of a development plan which directly applies to a parcel of real property in the area, may be modified by the Common Council at any time or times after the transfer or lease or sale of the parcel of real property in the area provided that the modification be consented to by the lessee or purchaser.



U.S.A. CODE NUMBER	M.S.D. NUMBER
MICH	R-212
R-93	20



EXISTING LAND USE

FOR: DETROIT HOUSING COMMISSION	
BY: DETROIT CITY PLAN COMMISSION	
DETROIT, WAYNE COUNTY, MICHIGAN	
APPROVAL:	DATE:
CITY PLAN COMMISSION	REVISION DATE: 1963
DETROIT HOUSING COMMISSION	REVISION DATE: 1963

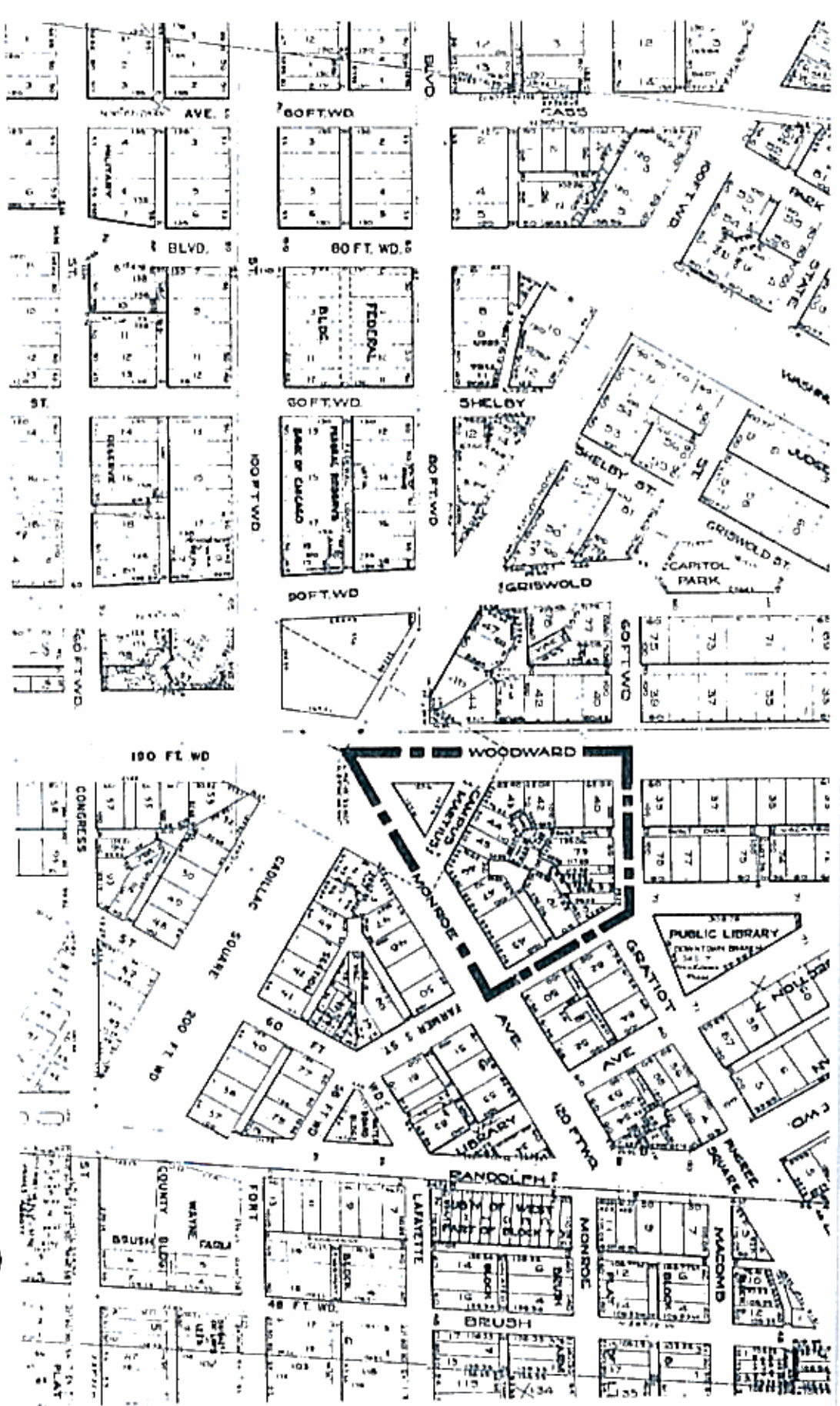
# CENTRAL BUSINESS DISTRICT NO. 5 REHABILITATION PROJECT

MICH	R-301
R-93	B-1

DATE: JUNE 1963

## PROJECT BOUNDARY MAP

PROJECT BOUNDARY





JANUARY 1962		DATE		REVISION		APPROVED DATE		APPROVED BY	
CITY PLAN		DATE		REVISION		APPROVED DATE		APPROVED BY	
COMMISSION		DATE		REVISION		APPROVED DATE		APPROVED BY	
DETROIT HOUSING		DATE		REVISION		APPROVED DATE		APPROVED BY	
COMMISSION		DATE		REVISION		APPROVED DATE		APPROVED BY	
COUNCIL		DATE		REVISION		APPROVED DATE		APPROVED BY	

# DETROIT HOUSING COMMISSION DETROIT CITY PLAN COMMISSION DETROIT, WAYNE COUNTY, MICHIGAN **CENTRAL BUSINESS DISTRICT NO. 5 REHABILITATION PROJECT**

U.R.A. CODE NUMBER	U.S.D. NUMBER
MICH R-93	R-212
	2b

DATE: AUGUST, 1962 (BY 10-62-41)

**STRUCTURAL CONDITION**

DEFICIENT

SUBSTANDARD - WARRANTING CLEARANCE

PROJECT BOUNDARY



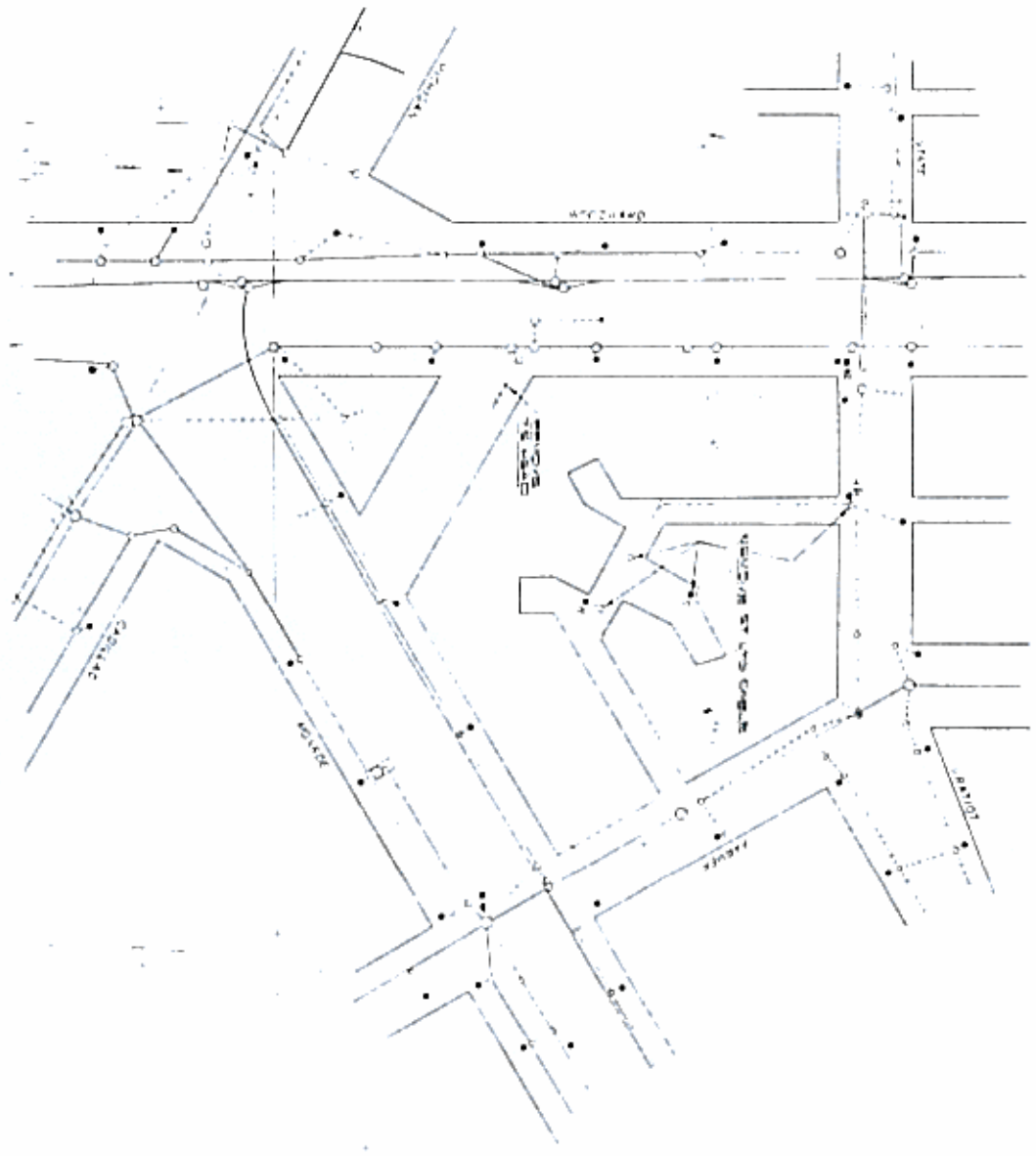



BY: DETROIT CITY PLAN COMMISSION  
DETROIT, WAYNE COUNTY, MICHIGAN

APPROVAL	DATE	REVISION	APPROVED DATE	REVISION	APPROVED DATE
OTI PLAN		1		1	
CONNECTION		2		2	
REVISION REQUEST		3		3	
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**CENTRAL BUSINESS DISTRICT NO. 5  
REHABILITATION PROJECT**

PUBLIC LIGHTING COMMISSION CHAIRPERSON	NAME ADDRESS CITY STATE ZIP
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U.S. COOL NUMBER	MAP NUMBER
MICH	R-224
R-93	



FOR DETROIT HOUSING COMMISSION	
BY: DETROIT CITY PLAN COMMISSION	
DETROIT, WAYNE COUNTY, MICHIGAN	
APPROVAL	DATE
CITY PLAN COMMISSION	DATE
DETROIT HOUSING COMMISSION	DATE
COUNCIL	DATE
CANCEL	DATE

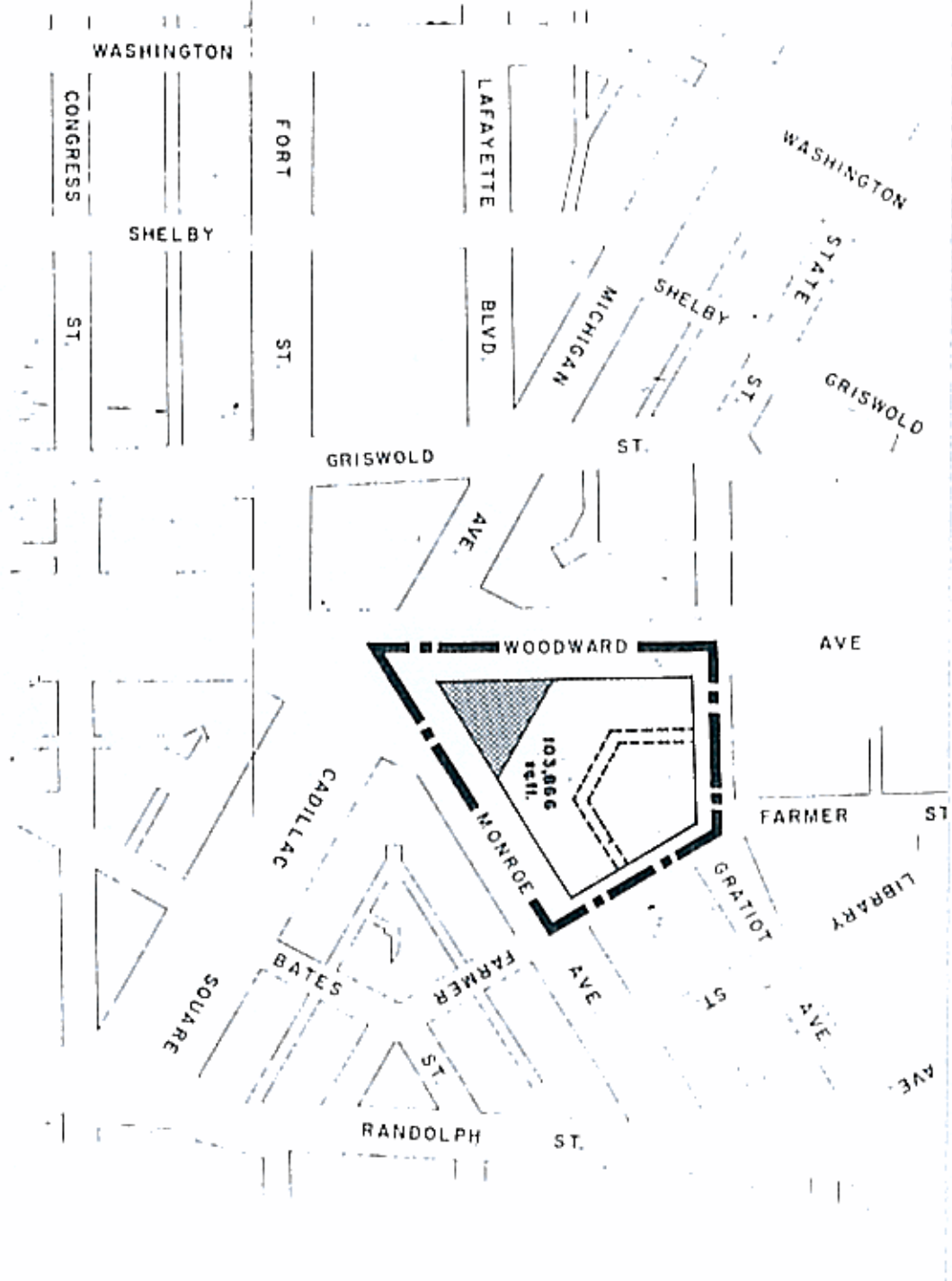
# **CENTRAL BUSINESS DISTRICT NO. 5** **REHABILITATION PROJECT**

DATE OF MEETING	NO. NUMBER
MICH	R-225
R-93	8

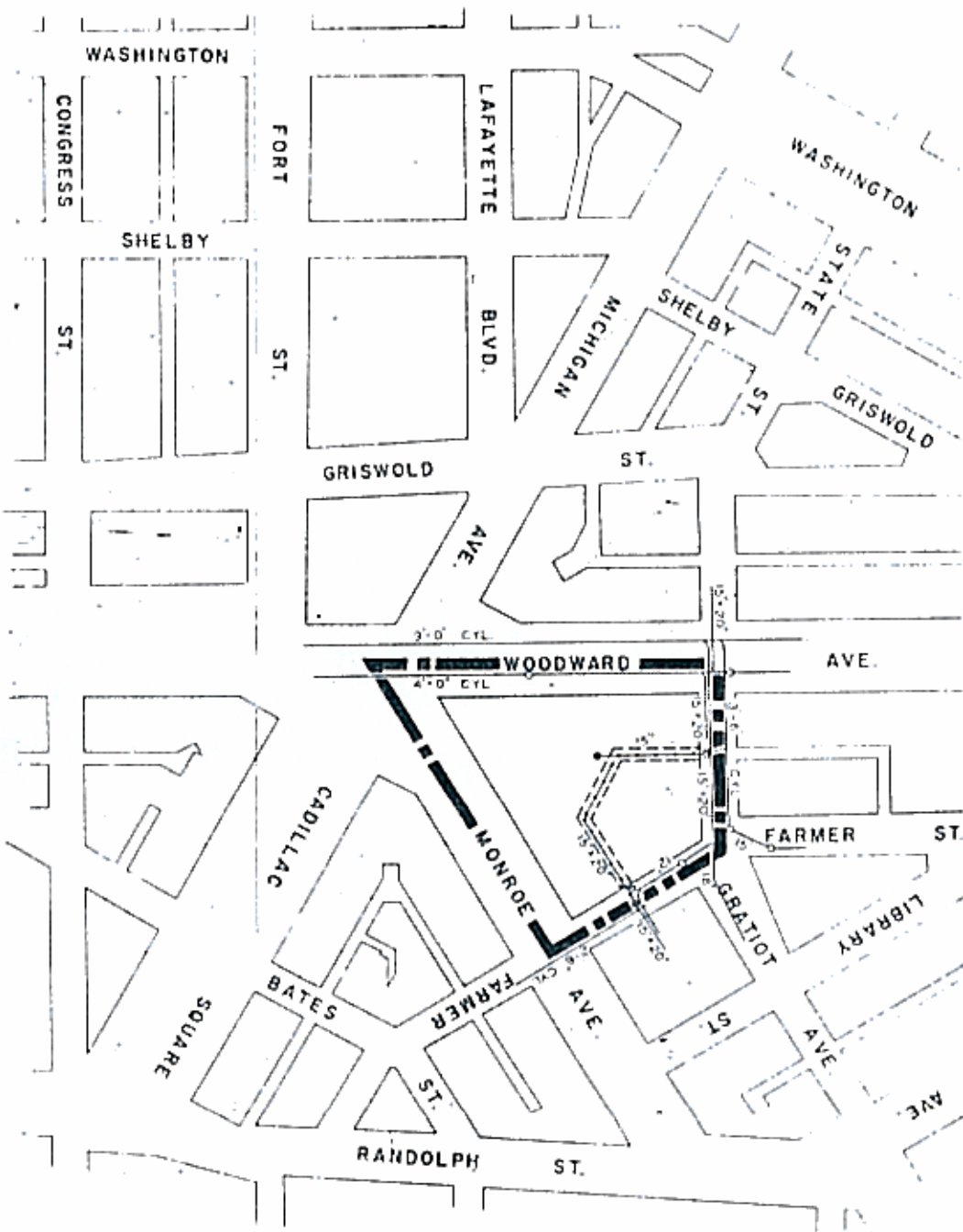
**LAND DISPOSITION MAP**

--- EASEMENT FOR SUBSURFACE UTILITIES  
 □ PARCEL TO BE SOLD  
 ■ OPEN SPACE AREA (INCLUDES RELOCATED CAMPUS MARTIUS STREET)  
 - - - PROJECT BOUNDARY

DATE: JULY 1963, OCT. 1963



- LEGEND**
- SEWER TO BE ABANDONED
  - SEWER TO REMAIN
  - MANHOLE TO BE ABANDONED
  - MANHOLE TO REMAIN
  - PROPOSED NEW GULFHEAD
  - EASEMENTS SUBJECT TO MODIFICATION WITHIN EASEMENT LINES SHOWN



# SEWER ALTERATIONS

EASEMENT FOR SUBSURFACE UTILITIES

PROJECT BOUNDARY

## SEWER ALTERATIONS

CITY OF DETROIT  
DEPARTMENT OF PUBLIC WORKS  
DETROIT, MICHIGAN  
CITY ENGINEERING OFFICE  
CITY ENGINEER  
CITY PLANNING DEPARTMENT  
CITY PLANNER

FOR: DETROIT HOUSING COMMISSION  
BY: DETROIT CITY PLAN COMMISSION  
DETROIT, WAYNE COUNTY, MICHIGAN

APPROVAL	DATE	REVISION	APPROVED DATE	REVISION	APPROVED DATE
CITY PLAN COMMISSION					
CITY ENGINEERING					
CITY PLANNING					
CITY ENGINEER					

# CENTRAL BUSINESS DISTRICT NO. 5 REHABILITATION PROJECT

FILE NO. \_\_\_\_\_

MICH R-93

WATER NUMBER R-224

FOR: DETROIT HOUSING COMMISSION  
 BY: DETROIT CITY PLAN COMMISSION  
 DETROIT, WAYNE COUNTY, MICHIGAN

APPROVAL	DATE	REVISION	APPROVED DATE	APPROVED DATE
CITY PLAN	10/1/63	CC	10/1/63	10/1/63
COMMISSION	10/1/63	CC	10/1/63	10/1/63
DETROIT HOUSING	10/1/63	CC	10/1/63	10/1/63
COMMISSION	10/1/63	CC	10/1/63	10/1/63

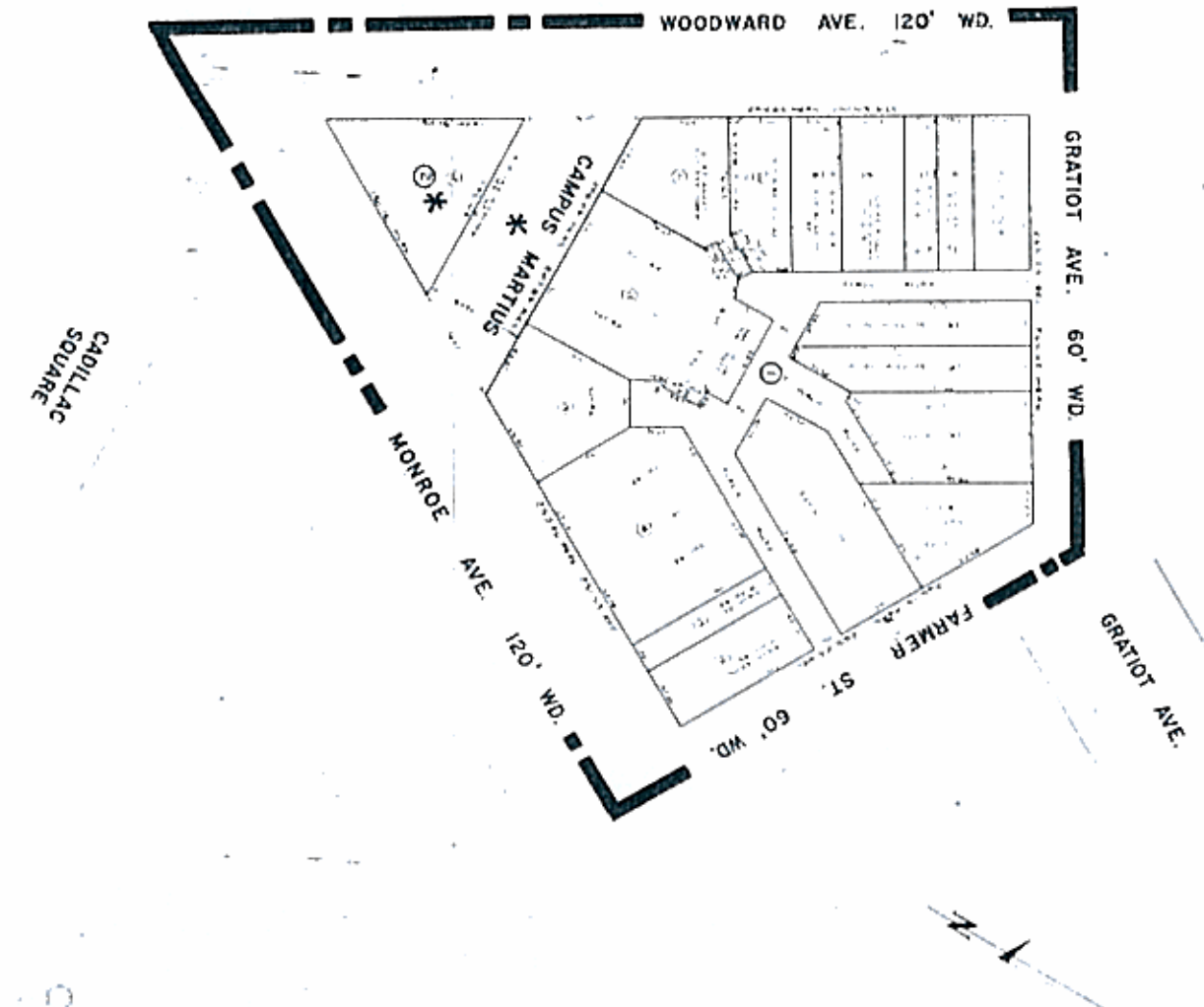
# CENTRAL BUSINESS DISTRICT No. 5 REHABILITATION PROJECT

DATE	NOV. 1963
DATE	NOV. 1963
DATE	NOV. 1963
DATE	NOV. 1963

**LAND ACQUISITION PLAN**

\* DEFERRED ACQUISITION (ALL OTHER PARCELS ARE TO BE ACQUIRED)

PROJECT BOUNDARY



**LEGEND**

○ BLOCK NUMBERS

• PARCEL NUMBERS

**CENTRAL BUSINESS DISTRICT No. 5  
 REHABILITATION PROJECT**

MICHIGAN R-93

Block	Parcel	Owner	Area	Notes
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FOR DETROIT HOUSING COMMISSION	
BY: DETROIT CITY PLAN COMMISSION	
DETROIT, WAYNE COUNTY, MICHIGAN	
APPROVAL	DATE
CITY PLAN COMMISSION	DATE
DETROIT HOUSING COMMISSION	DATE
REVISION	DATE
REVISION	DATE
REVISION	DATE
REVISION	DATE
REVISION	DATE

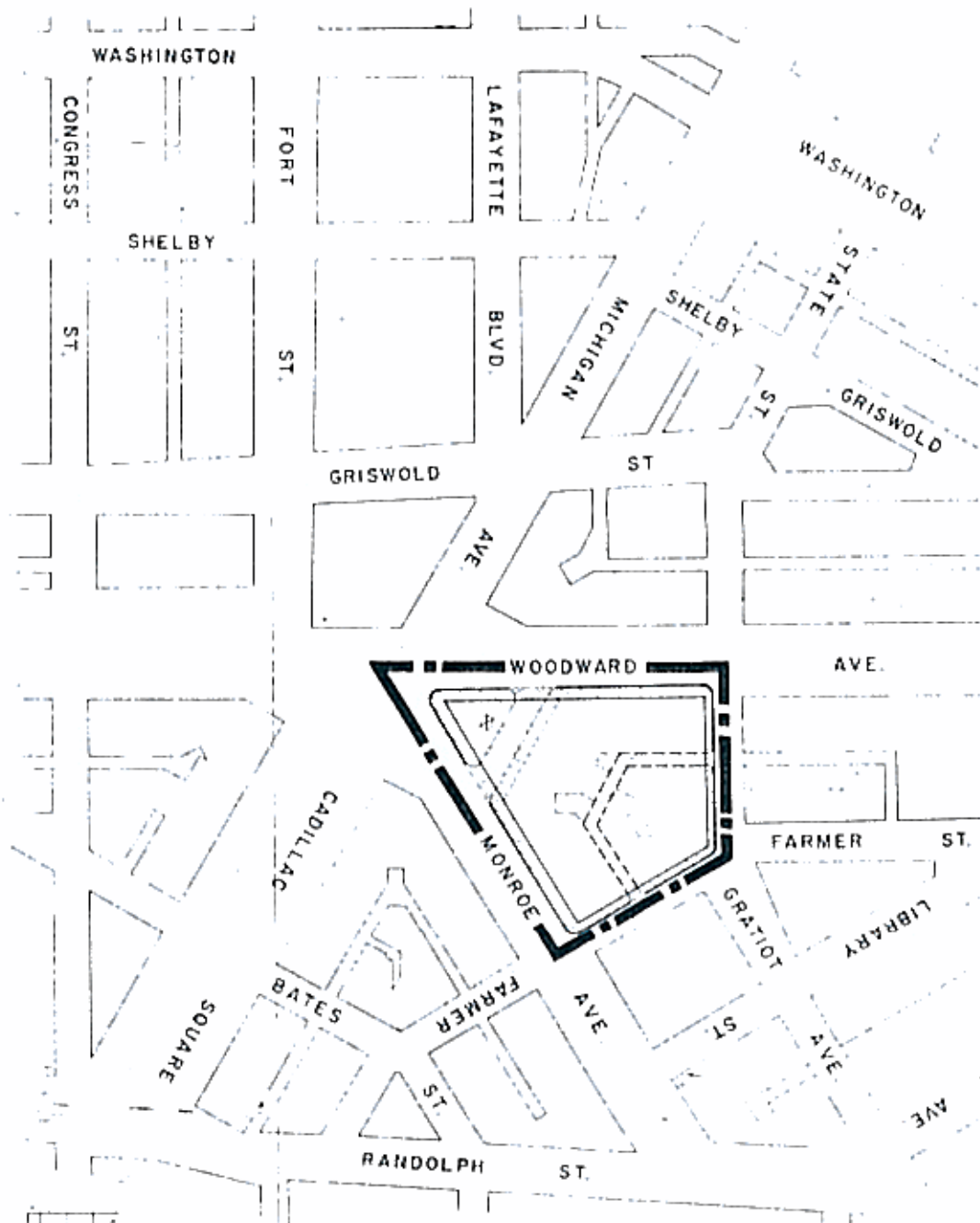
# **CENTRAL BUSINESS DISTRICT NO. 5** **REHABILITATION PROJECT**

U.S. GIST	DATE	MAP NUMBER
MICH		R-224
R-93		

**STREET REMOVAL**

----- EASEMENT FOR SURFACE UTILITIES

----- PROJECT BOUNDARY



MADE BY  
*[Signature]*  
 DETROIT CITY PLAN COMMISSION  
 DETROIT, MICHIGAN

- LEGEND**
- STREET LAYING TO BE NEW AND
  - ALLEY LAYING TO BE REMOVED
  - SIDEWALK TO BE REMOVED
  - CURB TO BE REMOVED
  - EASEMENT SUBJECT TO UTILITIES
  - EXISTING EASEMENT LINES SHOWN
  - STREET IMPROVEMENT NEW
  - DATE OCTOBER 2, 1963
  - SOURCE CITY ENGINEER
  - DEPARTMENT OF PUBLIC WORKS
  - CITY ENGINEER'S OFFICE
  - REVISION OF STREET DESIGN
  - EXISTING STRUCTURE TO BE REMOVED



FOR: DETROIT HOUSING COMMISSION	
BY: DETROIT CITY PLAN COMMISSION	
DETROIT, WAYNE COUNTY, MICHIGAN	
APPROVAL:	DATE:
CITY PLAN COMMISSION	REVISION: APPROVED DATE: REVISION: APPROVED DATE:
STANDARDIZATION	REVISION: APPROVED DATE: REVISION: APPROVED DATE:
CONCURRENCE	REVISION: APPROVED DATE: REVISION: APPROVED DATE:

\* NO ZONING CHANGES ARE PROPOSED

- BC** CENTRAL BUSINESS
- PCA** RESTRICTED CENTRAL BUSINESS

— PROJECT BOUNDARY

**EXISTING AND PROPOSED ZONING MAP\***



**CENTRAL BUSINESS DISTRICT NO. 5  
REHABILITATION PROJECT**

DATE: JUNE 1963

DATE: JUNE 1963	DATE: JUNE 1963
MICH R-23	R-214 1-abb

FOR DETROIT HOUSING COMMISSION			
BY: DETROIT CITY PLAN COMMISSION			
DETROIT, WAYNE COUNTY, MICHIGAN			
APPROVAL	DATE	REVISION	DATE
CITY PLAN		APPROVED FOR	
COMMISSION		BY	
DETROIT HOUSING		CC	
COMMISSION		REVISION	DATE
COMMISSION		APPROVED FOR	
COMMISSION		BY	
COMMISSION		CC	

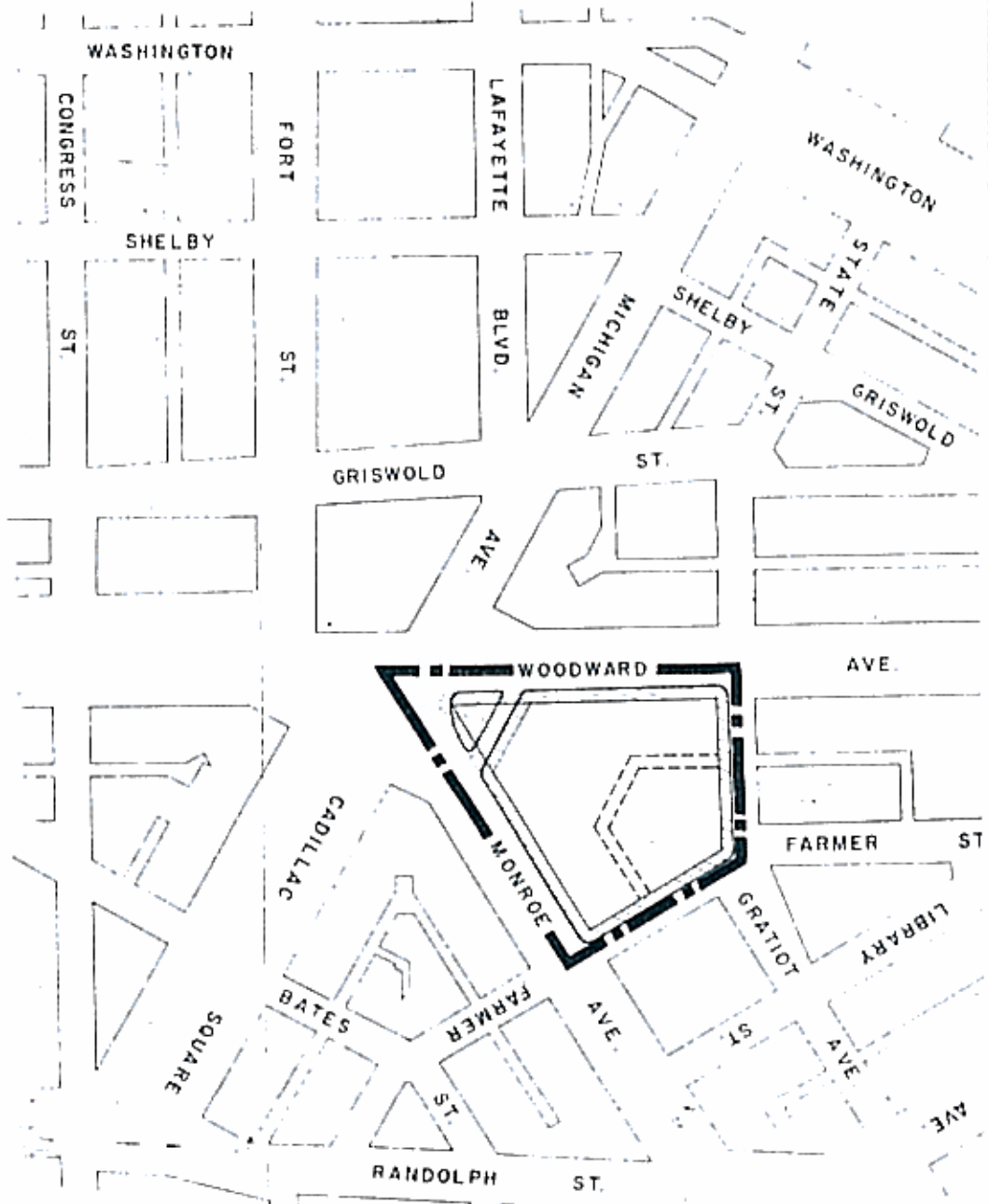
# **CENTRAL BUSINESS DISTRICT NO. 5** **REHABILITATION PROJECT**

DATE	NO. 1000	NO. 1000
MICH		R-224
R-93		

**STREET CONSTRUCTION**

----- EASEMENT FOR SUBSURFACE UTILITIES

----- PROJECT BOUNDARY



APPROVED

*[Signature]*

DETROIT CITY ENGINEER

DATE: 10/1/64

BY: [Signature]

DATE: 10/1/64

BY: [Signature]

- LEGEND**
- STREET CONSTRUCTION
  - 6' WALK CONSTRUCTION
  - 4' WALK CONSTRUCTION
  - CURB TO 10' WALK
  - EASEMENTS - PROJECT TO WASHINGTON
  - WITHIN EASEMENT LIMITS SHOWN
  - STREET IMPROVEMENT CONSTRUCTION
  - DATE: DETROIT 2/1/64
  - SOURCE: CITY ENGINEER
  - DEPARTMENT OF PUBLIC WORKS
  - CITY ENGINEER'S OFFICE
  - BUREAU OF STREET DESIGN
  - RETRICH STREET DESIGN FIRM
  - ONLY AND SUBJECT TO MODIFICATION

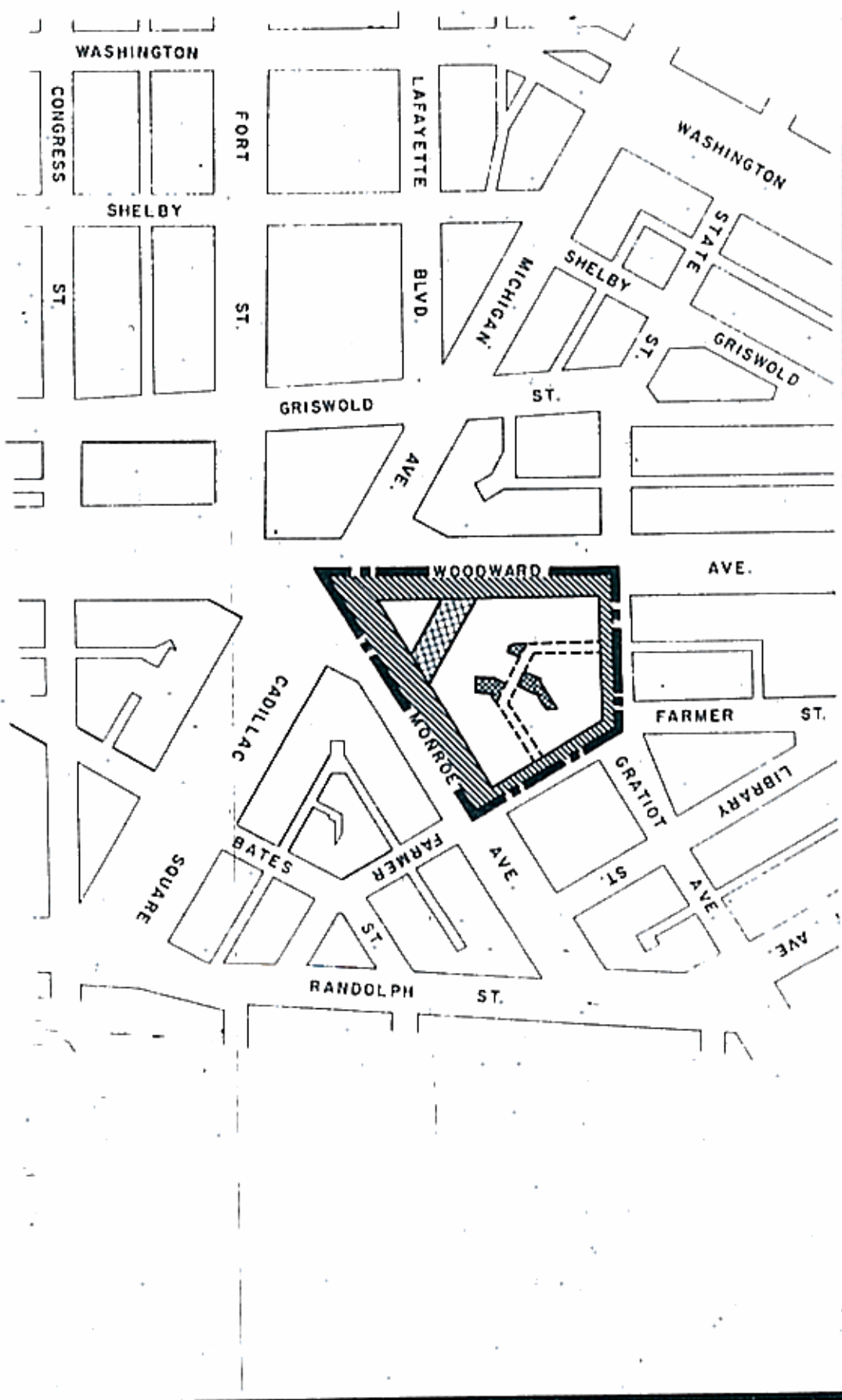
FOR: DETROIT HOUSING COMMISSION	
BY: DETROIT CITY PLAN COMMISSION	
DETROIT, WAYNE COUNTY, MICHIGAN	
APPROVAL	DATE
CITY PLAN COMMISSION	12/1/63
DETROIT HOUSING COMMISSION	12/1/63
REVISION APPROVED DATE	REVISION APPROVED DATE
1/1/64	1/1/64
2/1/64	2/1/64

# **CENTRAL BUSINESS DISTRICT NO. 5** **REHABILITATION PROJECT**

NOV 1963	DATE: JUNE 1963, JULY 1963
MICH R-301	WATER
R-93	E-3

- RIGHT - OF - WAY ADJUSTMENT PLAN**
- ALLEY TO BE VACATED AND CONVERTED TO EASEMENT FOR SUBSURFACE UTILITIES
  - STREETS AND ALLEYS TO BE VACATED
  - STREETS AND ALLEYS TO BE RETAINED
  - STREET TO BE RELOCATED

PROJECT BOUNDARY





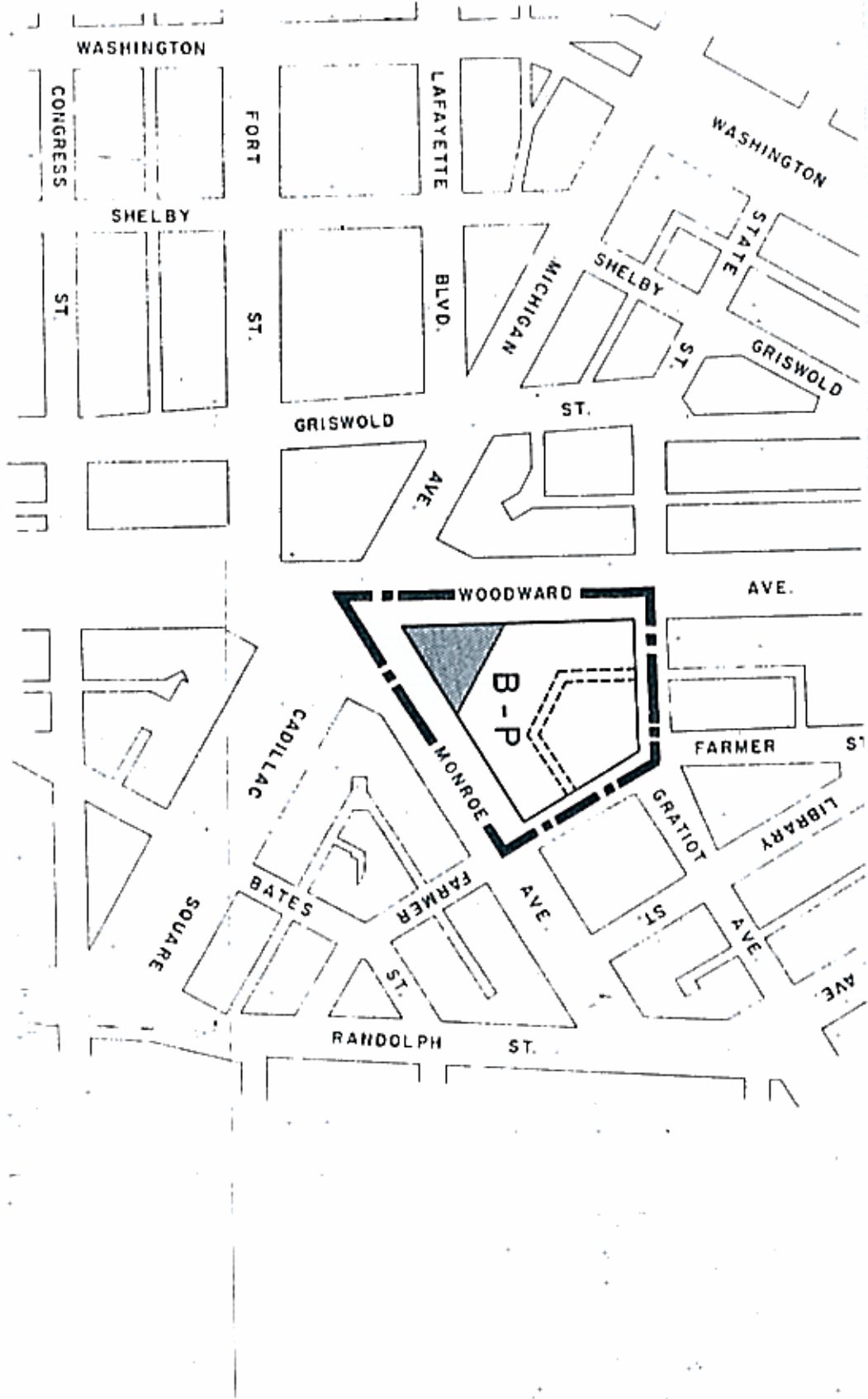
FOR DETROIT HOUSING COMMISSION  
 BY DETROIT CIVIL PLANNING COMMISSION  
 DETROIT, MICHIGAN

APPROVAL	DATE	REVISION	DATE	REVISION	DATE
DESIGNED		BY		DATE	
CHECKED		BY		DATE	
APPROVED		BY		DATE	

# CENTRAL BUSINESS DISTRICT NO. 5 REHABILITATION PROJECT

- EASEMENT FOR SUBSURFACE UTILITIES
- B** BUSINESS
- P** PARK
- OPEN SPACE AREA (INCLUDES RELOCATED CAMPUS MARTIUS STREET)
- PROJECT BOUNDARY

## LAND USE AND DEVELOPMENT PLAN



NOV. 1963  
 SEPT. 1963  
 DATE: JUNE 1963, JULY 1963

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